



CITY COUNCIL

AGENDA REQUEST

AGENDA OF:	03-07-12	AGENDA REQUEST NO:	I-B
INITIATED BY:	DOUGLAS SCHOMBURG, AICP DIR. OF PLANNING & <i>D.P.S.</i> ENVIRONMENTAL SERVICES	RESPONSIBLE DEPARTMENT:	PLANNING & ENVIRONMENTAL SERVICES
PRESENTED BY:	DOUGLAS SCHOMBURG, AICP	DIRECTOR:	DOUGLAS SCHOMBURG, AICP DIR. OF PLANNING & <i>D.P.S.</i> ENVIRONMENTAL SERVICES
	LISA KOCICH-MEYER, AICP PRINCIPAL PLANNER	ADDITIONAL DIRECTOR (S):	N/A
SUBJECT / PROCEEDING:	IMPERIAL / TRACT 3 PLANNED DEVELOPMENT (PD) REZONING (1ST STEP OF PD PROCESS) WORKSHOP (JOINT MEETING WITH PLANNING & ZONING COMMISSION)		
EXHIBITS:	PROPOSED IMPERIAL GENERAL PLAN AMENDMENT 1, PD ZONING DISTRICT MAP, CONDITIONS OF APPROVAL FROM PLANNING & ZONING COMMISSION <i>PACKET OF INFORMATION INCLUDED FOR THE FEBRUARY 23, 2012 P&Z MEETING (IN COUNCIL DRAWER)</i>		
CLEARANCES		APPROVAL	
LEGAL:	N/A	ASSISTANT CITY MANAGER:	KAREN GLYNN, P.E. <i>Kg</i>
PURCHASING:	N/A	ASSISTANT CITY MANAGER:	N/A
BUDGET:	N/A	CITY MANAGER:	ALLEN BOGARD <i>Kg</i> /FOR AB
BUDGET			
EXPENDITURE REQUIRED: \$		N/A	
CURRENT BUDGET: \$		N/A	
ADDITIONAL FUNDING: \$		N/A	
RECOMMENDED ACTION			
Discussion and exchange between the City Council and Planning & Zoning Commission regarding the proposed Imperial Planned Development (PD) District Rezoning applications.			

PLANNING & ZONING COMMISSION

LIST OF CONDITIONS ATTACHED TO PLANNED DEVELOPMENT (PD) REZONING FOR IMPERIAL / TRACT 3

PD

1. Land Use matrix - Remove SIC 4841 - Cable and other pay television services (except equipment repair or bucket trucks in lot) from Historic District 1 and 2.
2. Exhibit B - Modify the development regulations text for Outside Retail Use in item (e) to read Merchandise 'area' must be integrated... This is applicable in D.1.6(e), D.2.7(e), and D.3.7(e).
3. Exhibit B - Building Regulations (section I. 1.a) - provide images of examples of design features and historic elements from the actual Imperial refinery site.
4. Exhibit B - Building Regulations (section I.2.b.v) - remove engineered wood as permitted secondary finish for single-family residential.
5. Exhibit B- Additional Regulations (section J.2) - revise the references to the applicable regulations. Since the development regulations have been added or modified, some of the references listed are no longer accurate.
6. Exhibit B - add text prohibiting the use of outdoor speakers for any use with 200 ft. of a single-family residential use. (this would apply to either area that is planned or developed as single-family)
7. Commission also included in their recommendation to clarify that no buildings other than awnings, canopies, etc. are permitted in Zone A around the Char House.
8. Exhibit B-4 (Open Space Plan) - show an internal trail connection within the Business Park 1 District to provide a continuous connection to the Oyster Creek trail shown the south side of the upper bend of Oyster Creek.
9. Provide an additional exhibit to be included in the PD to show the bulk plane calculation of the 218 ft. setback required for a 133' tall building in the Historic District. (like Exhibit B-5).
10. Exhibit B-16 (Bike Circulation Plan) - add the general Tract references for the Ball Park District.

Other

1. All exhibits, except B-10 Imperial PD Sign Regulations (Existing), will be included as exhibits to the PD. Please renumber exhibits accordingly.
2. The P&Z recommended the proposed alternative sign regulations for signs along Hwy 6. - no change required.